

September 24, 2015

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GROWING GREAT THINGS

Comprehensive Planning: The Hillsboro Way

Why Plan Comprehensively?



Hillsboro's Growth

1935

Population 3,100



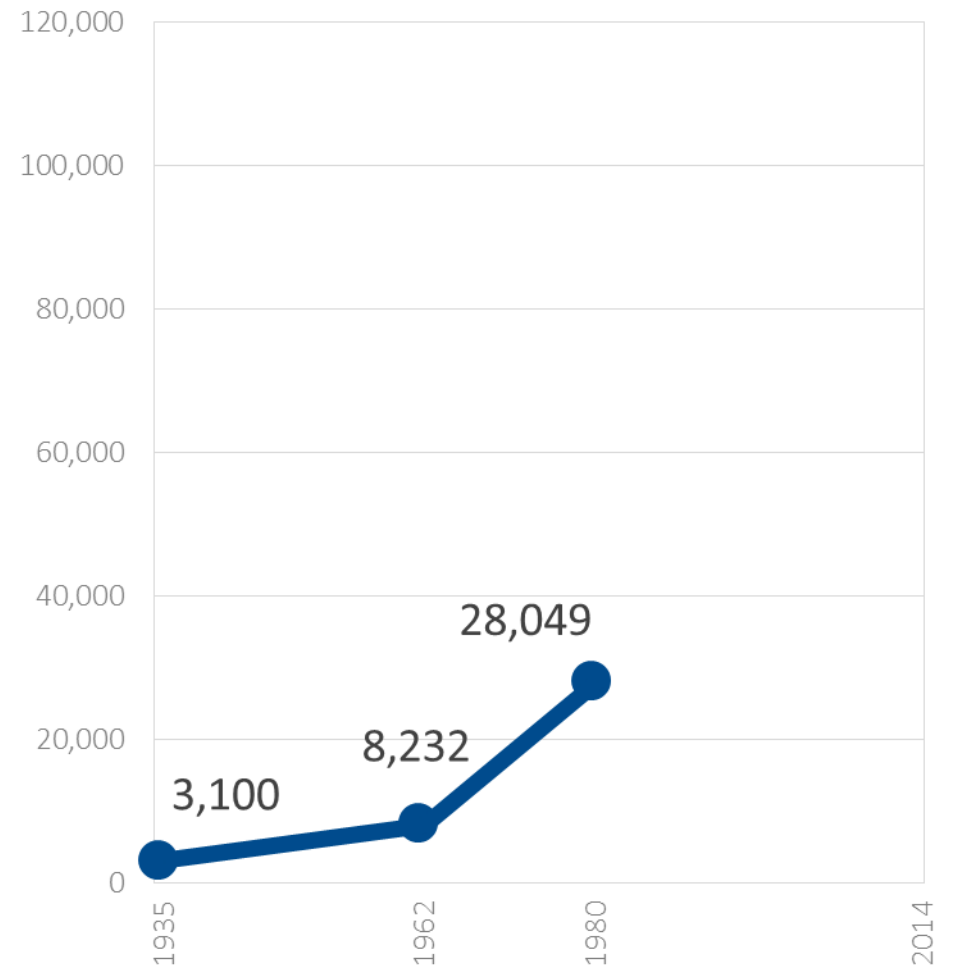
1935
City Limits
Population
3,100

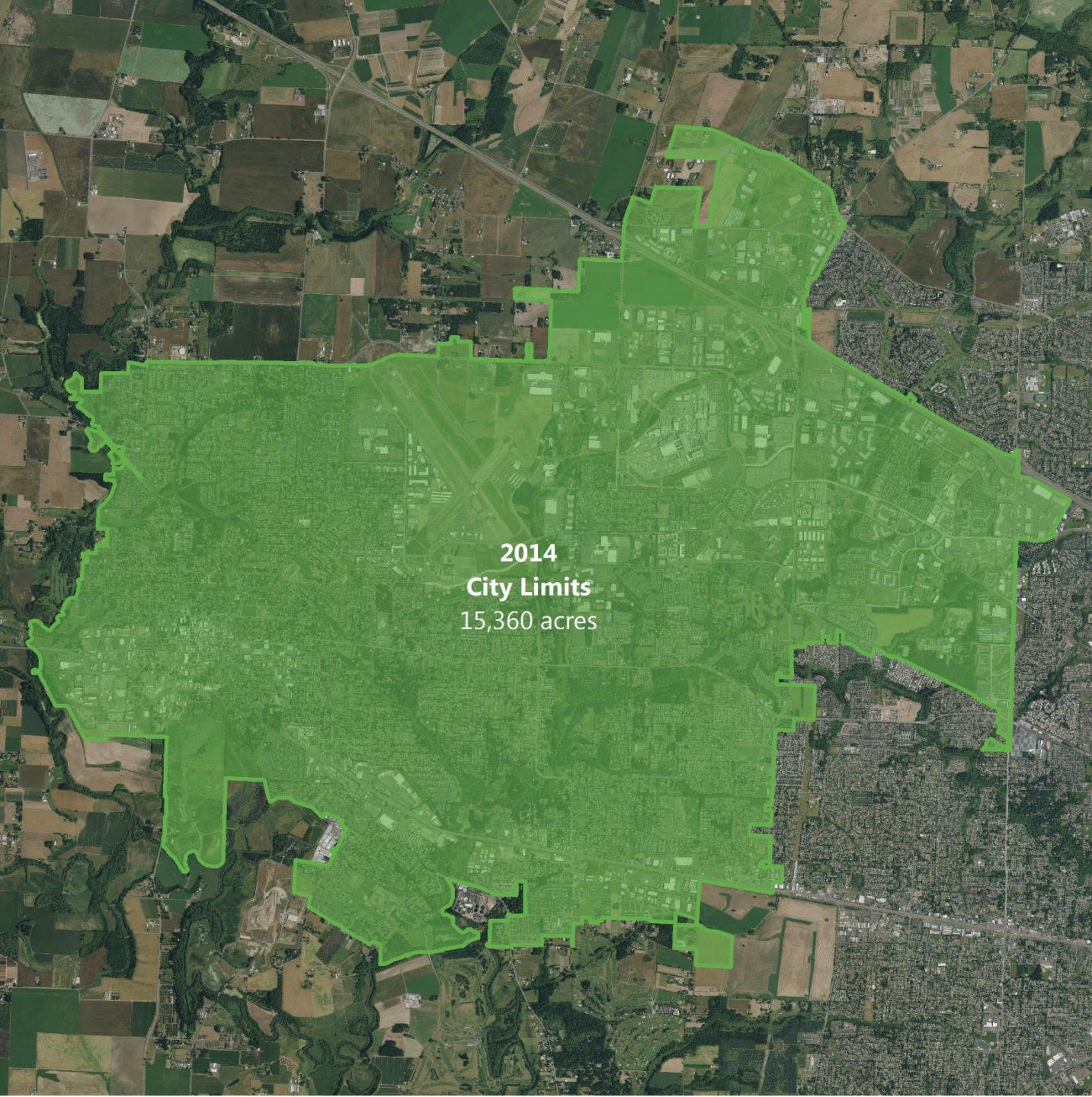


**1980
City Limits**
7,737 acres

Hillsboro's Growth

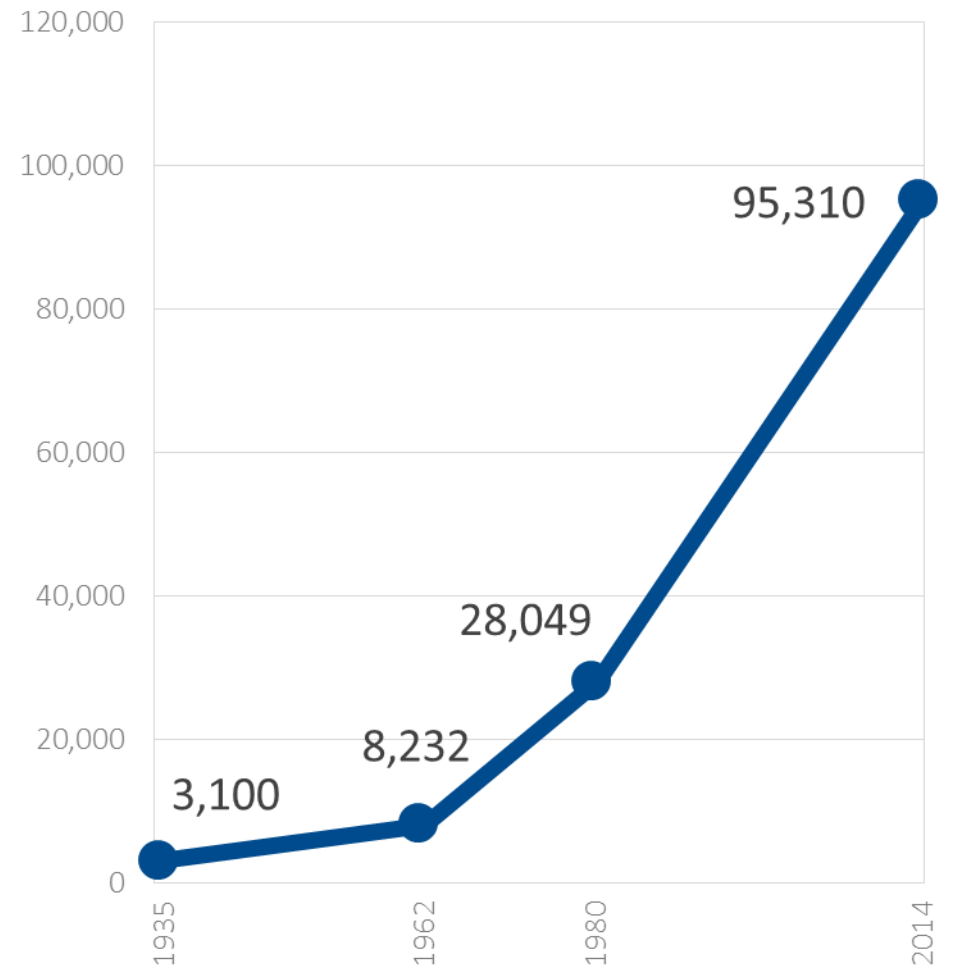
POPULATION

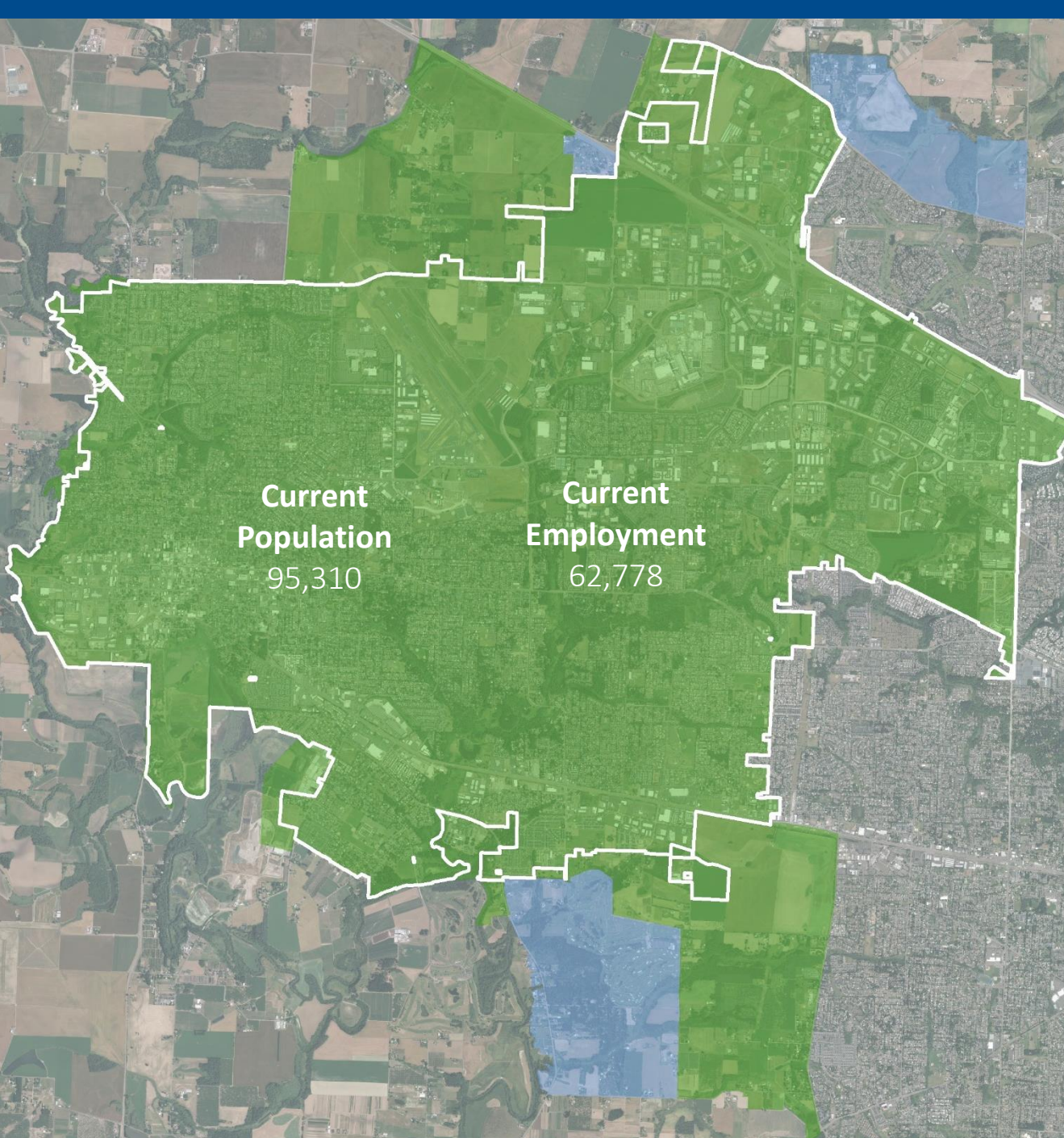




Hillsboro's Growth

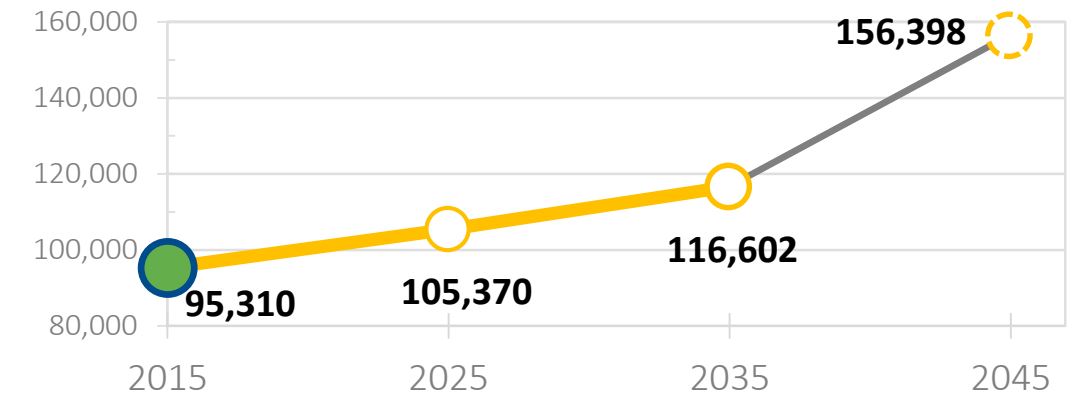
POPULATION



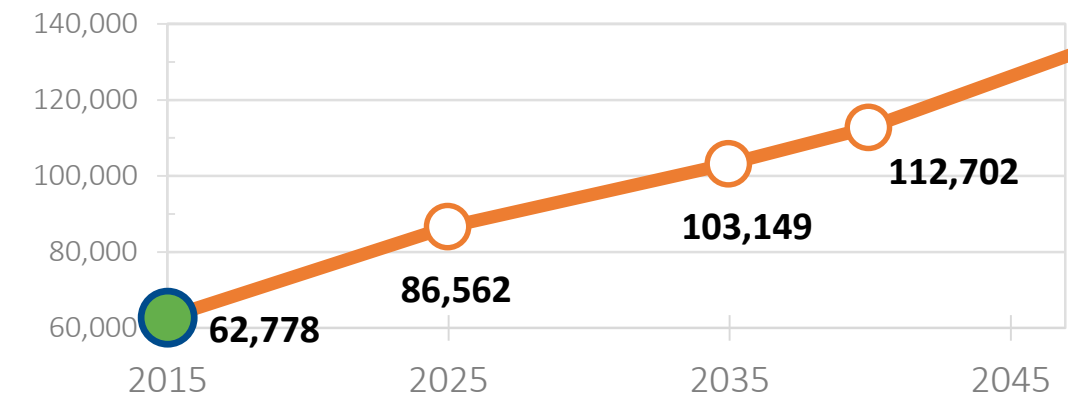


Planning for the Future

Population Projection



Employment Projection



What is the purpose of the Comprehensive Plan?



Why update the plan now?

First Plan — **1977**

Revised Plan — **1983**

Since 1984...

- Annexations
- Urban Growth Boundary Expansions
- Ronler Acres
- Westside Max Line
- Station Area Planning
- Tanasbourne
- AmberGlen
- South Hillsboro
- **Population Tripled**
- **Geographic Area Doubled**

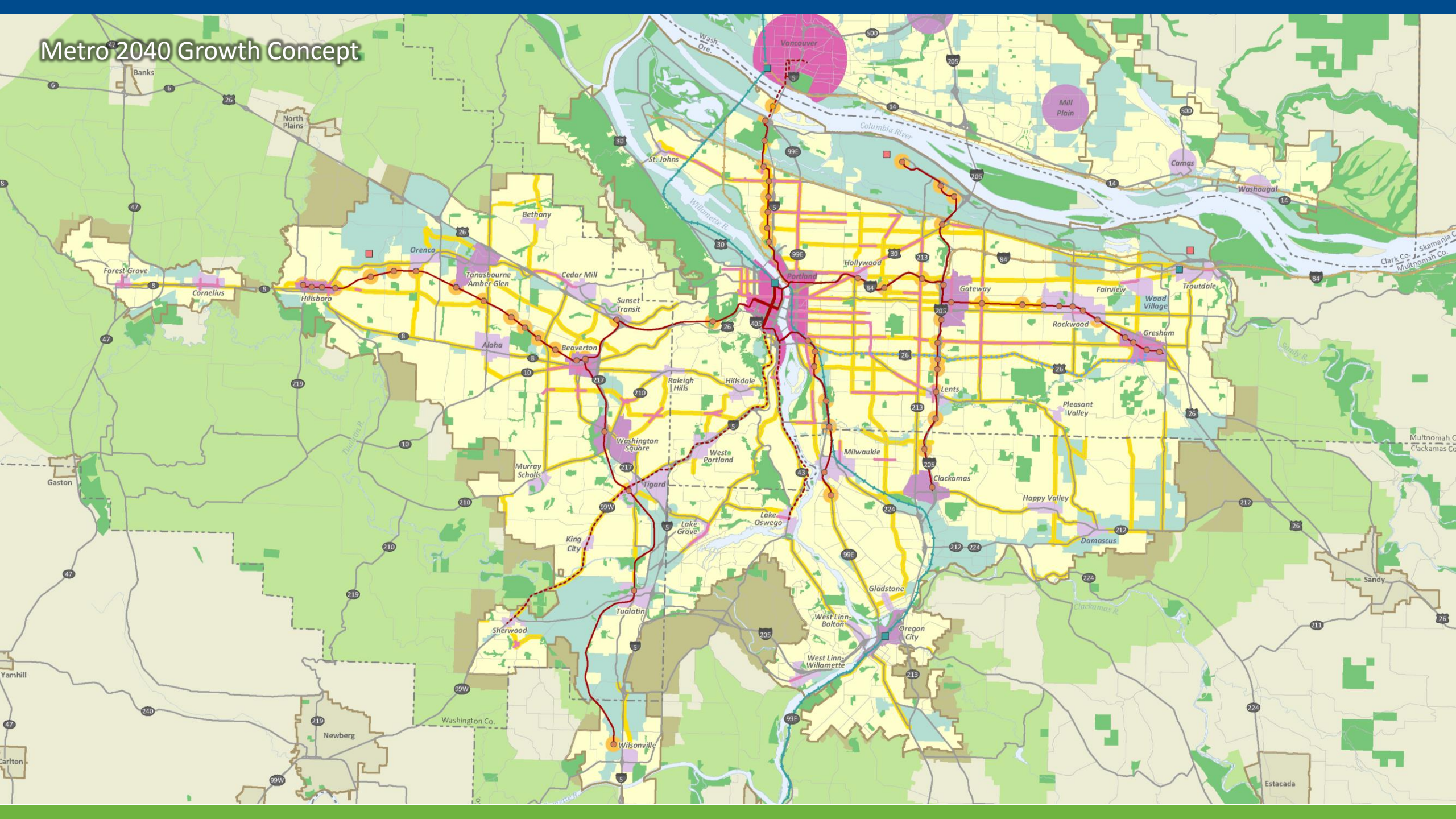
Oregon's Land Use System

- 1 — Citizen Involvement
- 2 — Land Use Planning
- 5 — Natural & Cultural Resources
- 6 — Air, Water and Land Resources
- 7 — Areas Subject to Natural Hazards
- 8 — Recreational Needs
- 9 — Economic Development
- 10 — Housing
- 11 — Public Facilities and Services
- 12 — Transportation
- 13 — Energy Conservation
- 14 — Urbanization

The Urban Growth Boundary

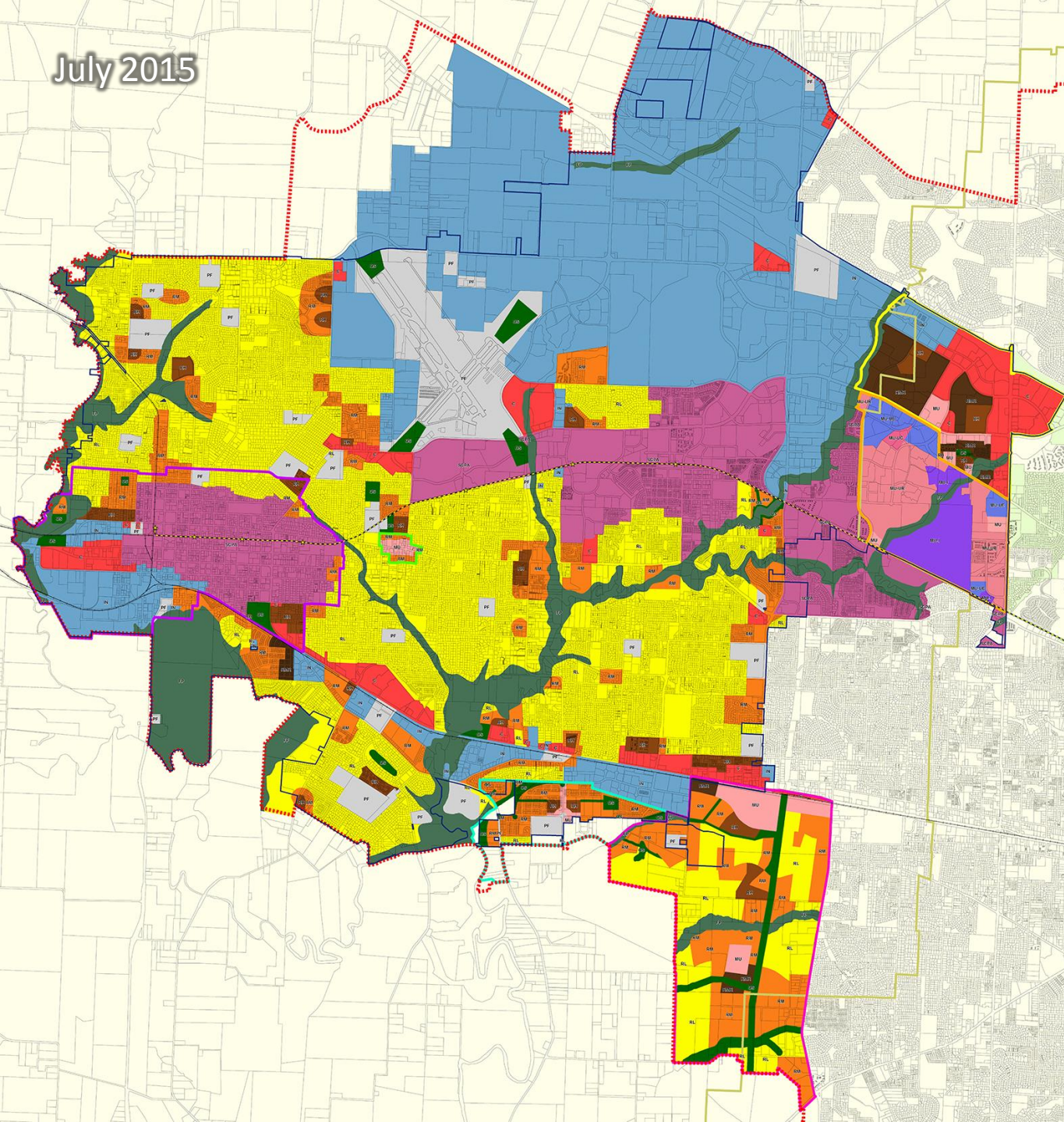


Metro 2040 Growth Concept





July 2015

Comprehensive Plan Map

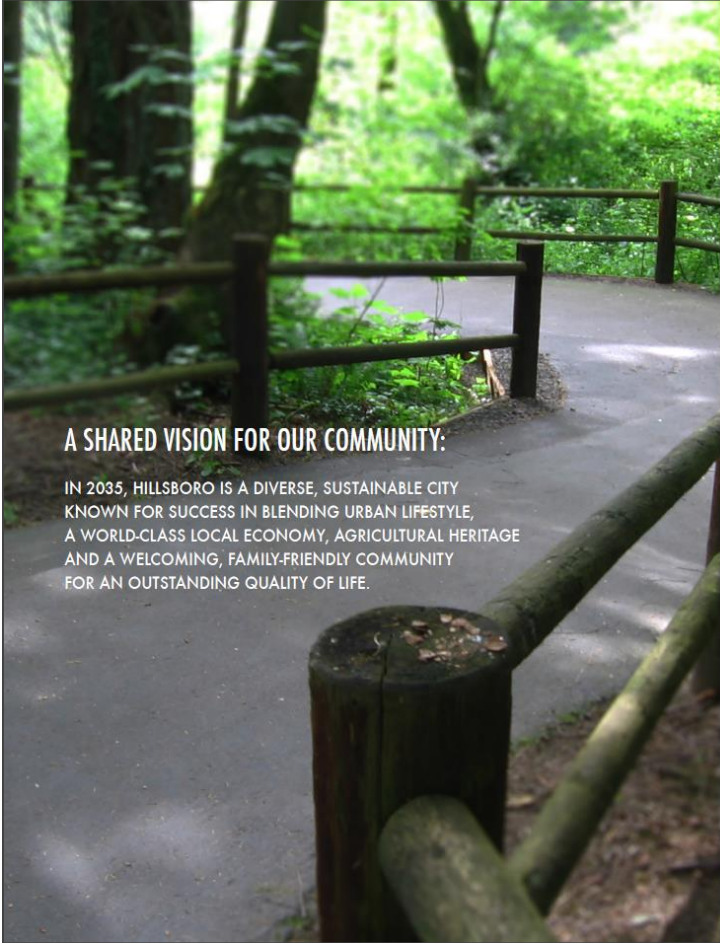


Hillsboro 2035 Community Plan

HILLSBORO 2035 COMMUNITY PLAN



AUGUST 2015
HILLSBORO2035.ORG



A SHARED VISION FOR OUR COMMUNITY:

IN 2035, HILLSBORO IS A DIVERSE, SUSTAINABLE CITY KNOWN FOR SUCCESS IN BLENDING URBAN LIFESTYLE, A WORLD-CLASS LOCAL ECONOMY, AGRICULTURAL HERITAGE AND A WELCOMING, FAMILY-FRIENDLY COMMUNITY FOR AN OUTSTANDING QUALITY OF LIFE.

Letter from the Mayor

August 2015

Hillsboro has always been a forward-thinking community with an exceptional ability to adapt to changing times and circumstances. Decades ago, when Hillsboro was still a small town, our leaders recognized growth was coming and had the foresight to secure land, water and transit to support the economic growth we enjoy today. Hillsboro became a complete community. As the population soared toward 70,000 in the late 1990s, the City invited community members to help define how they wanted Hillsboro to grow and evolve in the years ahead.

The resulting *Hillsboro 2020 Vision and Action Plan* has had a profound influence over the last fifteen years. You might be surprised just how many Hillsboro landmarks were born from that original community visioning initiative. Examples include the Hillsboro Civic Center and Tom Hughes Plaza, Hondo Dog Park, Walters Cultural Arts Center, Venetian Theatre, community gardens, and even Ron Tonkin Field, to name just a few.

But underlying all of the visible accomplishments is an even more impressive outcome: stronger community partnerships and collaboration. Dozens of local organizations and hundreds of volunteers have had a hand in implementing the Hillsboro 2020 Vision and Action Plan. In fact, we have been so proficient that our twenty-year plan was nearly complete in fifteen.

But this is Hillsboro, where we are always looking forward and planning ahead. Like its predecessor, the Hillsboro 2035 Community Plan is built on values, goals and aspirations shared by thousands of our friends, families and neighbors, including many who are newly-arrived to Hillsboro. It sets a bold vision for the next twenty years and specifies near-term steps we can take to get there. As the title indicates, it is truly a community plan, with multiple partners volunteering to play a role in its implementation.

I hope you are as inspired as I am by the Hillsboro 2035 Community Plan. It is reflective of our growing and changing community. It strikes a balance between accommodating future growth - Hillsboro is projected to be home to as many as 140,000 residents by 2035 - and finding ways to maintain our sense of place and identity. It clearly articulates the kind of community people want to see: safe, smart, and easy to get around with strong employment and plenty of things to see and do.

Finally, I want to thank all the volunteers, staff and partner organizations who have contributed so much time and energy to this endeavor. You make Hillsboro a better place and inspire all of us to serve.

Sincerely,



Mayor Jerry Willey



JERRY W. WILLEY, MAYOR



Comprehensive Plan & Community Plan

Comprehensive Plan



Required by law

Adopted by **ordinance**

Citizen, Boards and Commissions, and staff
driven

Hillsboro 2035 Community Plan



Not required by law

Adopted by **resolution**

City Partners and Citizen
driven

Comprehensive Plan & Community Plan

Comprehensive Plan Only

Comprehensive Plan & Community Plan

Community Plan Only

Areas subject to hazards

Urbanization

Historic resources

Air, water, & land resources

Natural resources

Public Facilities & Services

Economy

Transportation

Recreation

Neighborhoods & districts

Citizen engagement

Police & Fire

Education

Cultural resources

Arts

Social Services

Healthcare

Interrelated Plans

Master Plan



Comprehensive Plan Core Areas



Bolstering
Community
Involvement



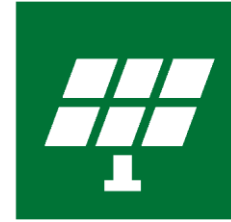
Enhancing Livability
and Recreation



Building Economy
and Infrastructure



Promoting Health,
Wellness and Safety



Advancing
Environmental
Sustainability



Fostering Healthy
Ecosystems



Cultivating
Transportation
Choices

Comprehensive Plan Core Area



Enhancing Livability
and Recreation

5: Historic Resources
8: Recreational Needs
10: Housing
14: Urbanization
New- Design & Development
New- Library



Comprehensive Plan Core Area



Building Economy
and Infrastructure

9: Economic Development

11: Public Facilities & Services Storm Water Management

Water Supply & Distribution

Waste Water Collection & Treatment

Public Facilities Plan

Capital Improvement Plan

Communication Services



Comprehensive Plan Core Area



Bolstering
Community
Involvement

1: Citizen Involvement



Cultivating
Transportation
Choices

12: Transportation



Comprehensive Plan Core Area



Promoting Health,
Wellness and Safety

6: Air, Water & Land Use Quality

Air Resource Quality, Water Resource Quality,
Solid Waste Management, Noise Quality

7: Areas Subject to Natural Hazards

Floods, Earthquake, Landslides, Wildfires,
Severe Weather

11: Police & Fire

13: Energy & Climate Change

New: Healthy People



Comprehensive Plan Core Area



Fostering Healthy
Ecosystems

5: Natural Resources, Scenic Areas and Open Spaces

Fish & Wildlife Habitat

Groundwater

Wetlands

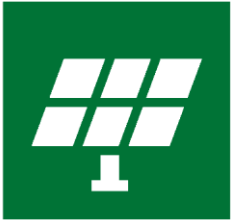
Streams

Open Space

Tree Canopy



Comprehensive Plan Core Area



Advancing
Environmental
Sustainability

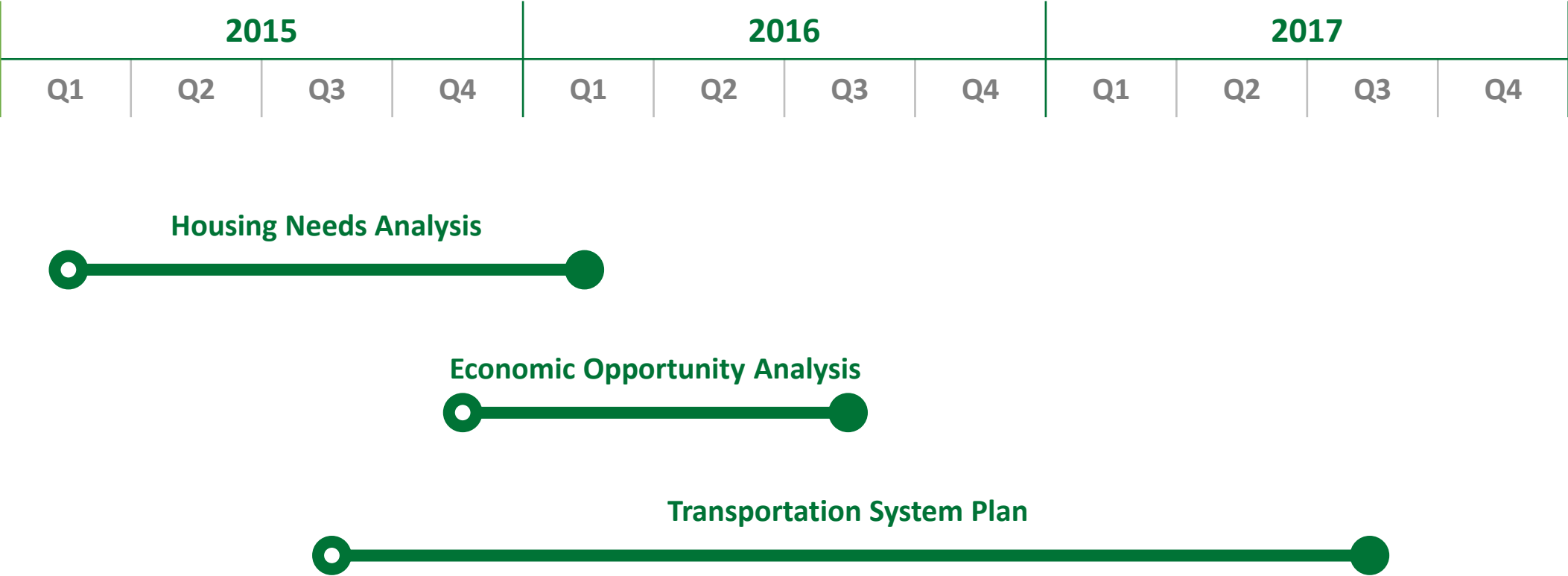
Goal 6: Air, Water and Land Quality

Goal 11: Waste Water Collection & Treatment

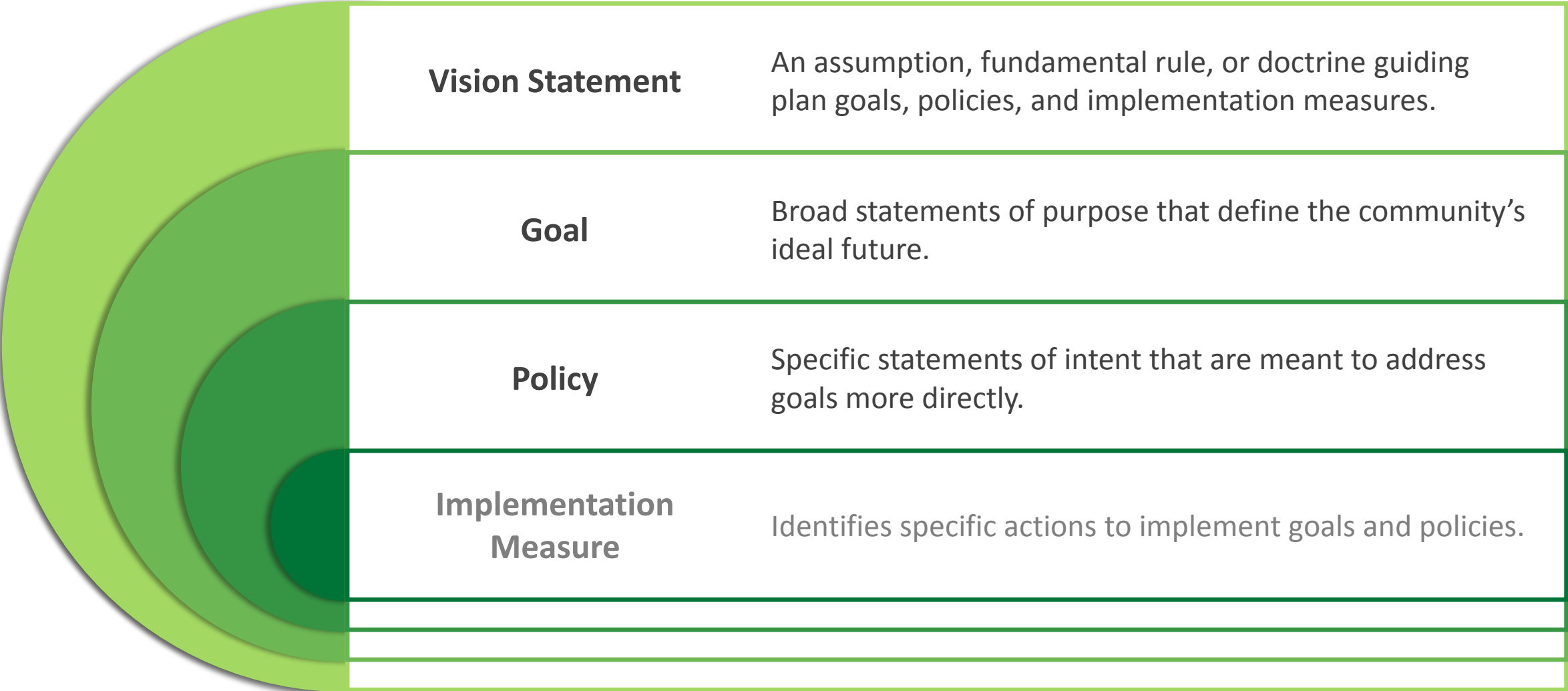
Goal 13: Energy and Climate Change



Related Projects



Nuts and Bolts of the Plan



Background Reports

- Introduction
- Background
- Vision (Hillsboro 2020 and Hillsboro 2035 Community Plan)
- Existing Comprehensive Plan Goals and Policies
- Regulatory Context
- Other Plans, Programs, and Reports
- Emerging Issues, Challenges, and Trends
- Recommended Plan Updates and Policy Questions



Internal and Commission Review

Internal Staff Review

Cross-departmental working groups meet to review and refine the Background Report and the Draft Goals & Policies

Boards & Commissions Review

Examples include:

- Parks and Recreation Commission
- Library Board
- Historic Landmarks Advisory Committee
- 2035 Community Plan Committee
- Utilities Commission
- ...and others as relevant.



Technical Advisory Committee

City Departments

- City Manager's Office
- Public Works
- Planning
- Economic Development
- Parks and Recreation
- Police
- Fire
- Library
- Water

Government Partners

- Washington County
- Metro
- Department of Land Conservation and Development
- Tri-Met
- Clean Water Services
- Port of Portland
- Tualatin Valley Water District

Citizen Advisory Committee

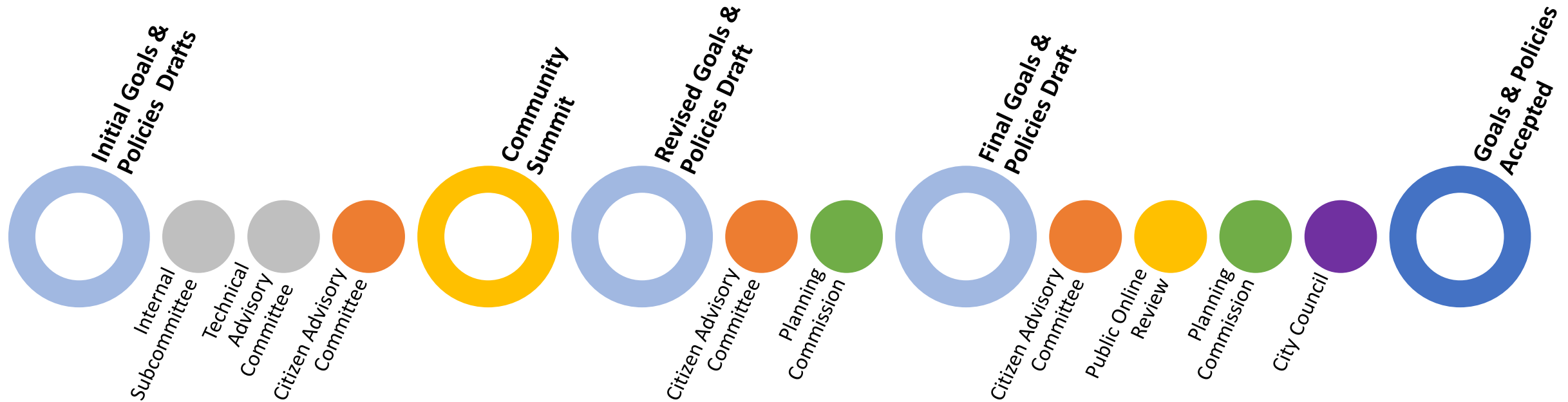
Council-appointed representatives from:

- City advisory committees
- Vision Implementation Committee (VIC) and Theme Teams
- Community experts and leaders
- At-large citizens
- Planning Commissioner
- City Councilor



Goals & Policies Development

Typical process for each core area





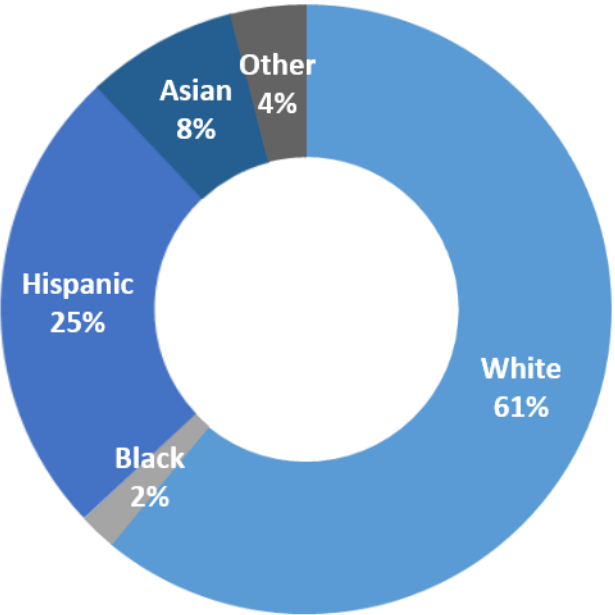
Citizen Engagement

Objectives

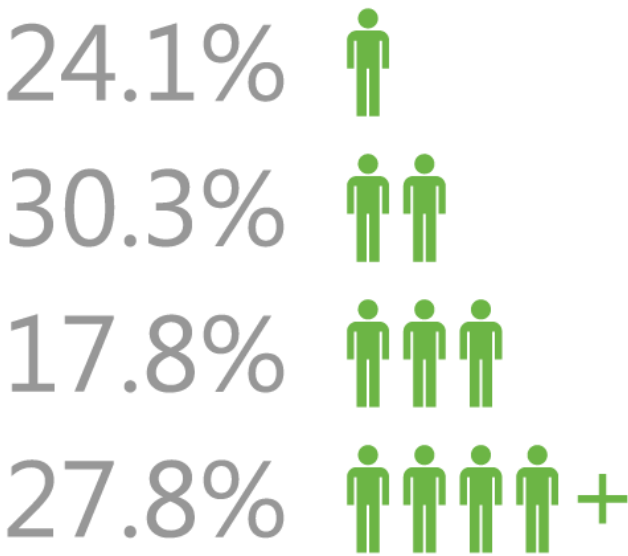
- Engage those who aren't usually involved
- Empower youth to participate
- Connect with diverse community members
- Reach out to employers
- Build community connections by utilizing existing networks and information channels
- Create fun, interactive events
- Foster sustained interaction between Hillsboro residents and their government

Hillsboro Demographic Snapshot

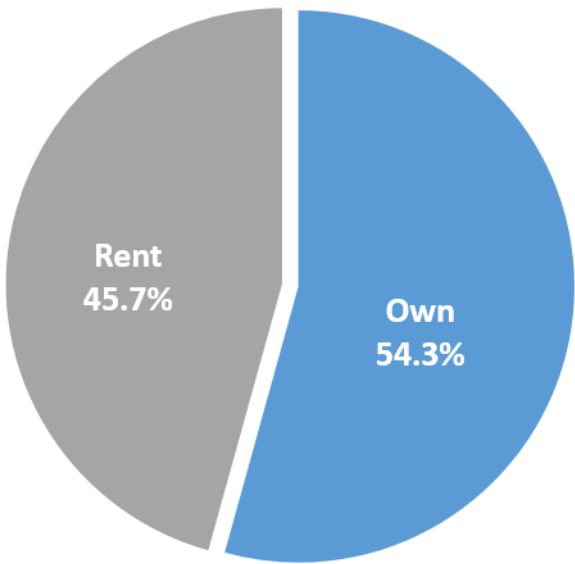
ETHNICITY



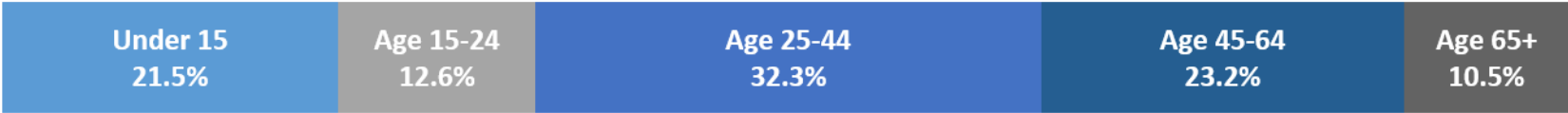
HOUSEHOLD SIZE



TENURE



AGE



Median: 31.7 years

INCOME

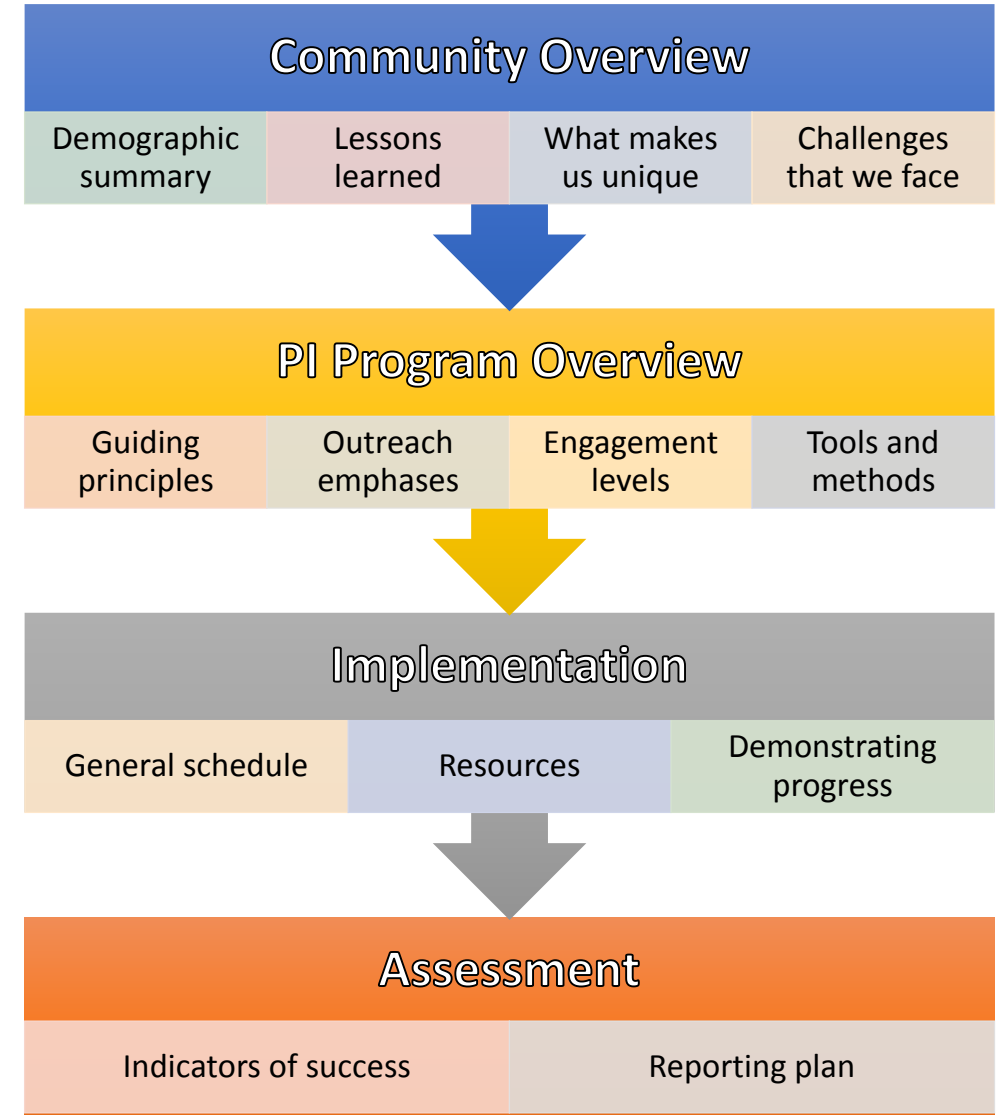
\$64,826

2013 Median Household Income

Public Involvement Plan

Public Involvement Plans are required for all major planning projects, like the Comprehensive Plan Update

- Sets goals for how we will conduct outreach to the public.
- Allows us to review our progress and adjust as necessary as the project proceeds.










Projected Milestones

Through Goals & Policies Phase

	2015		2016			
	Q3	Q4	Q1	Q2	Q3	Q4
Ongoing meetings						
Community organization outreach						
Citizen Advisory Committee meetings						
Planning Commission worksessions/hearings						
City Council worksessions/hearings						
Public events						
Project Rollout						
Community Summits						
Online reviews						
Project management						
ACCI/CIAC approval & ongoing review						
Website and Social Media launched						

Project Progression

Core Areas

	Bolstering Community Involvement
	Enhancing Livability and Recreation
	Fostering Healthy Ecosystems
	Promoting Health, Wellness, and Safety
	Building Economy and Infrastructure
	Advancing Environmental Sustainability
	Cultivating Transportation Options

Focus Area Goals & Policies Accepted
through 2016

Plan Adoption



Goals & Policies
Adopted
Early 2017

Implementation

Implementation
Actions
Development
2017

Example Goal & Policy



Promoting Health,
Wellness and Safety

SUBTOPIC

Access to local food

GOAL

Neighborhoods and development are designed and built to enhance human and environmental health.

POLICY

Promote and incentivize local, small-scale agricultural production in residential and mixed-use areas.



Implementation Work



Implementation Work

Review the Code to remove any potential barriers to developing community gardens in centers and other high-density areas. Consider density bonuses when providing community garden areas.

			Time Frame (Years)		
Lead Partner	Potential Partner	Potential Cost	1-3	4-6	7-10
CoH Planning Department	CoH Parks & Recreation	Staff Time	X		

Background Reports and Draft Goals/Policies

Background Report Outline

1. Introduction
2. Background
3. Hillsboro 2020/Hillsboro 2035 Community Plan
4. Existing Comprehensive Plan Goals
5. Regulatory Context (Federal/State/Local)
6. Other Plans, Programs, or Reports
7. Emerging Issues, Challenges, and Trends
- 8. Recommended Plan Updates and Policy Questions to Consider**
9. Resources

Goals and Policies

GOAL: Broad statement of a desired outcome.
Aspirational, long-term, and ongoing.

POLICY: Strategies and programs that the City will
utilize to help achieve the goal.
Measurable, mid-long term, and ongoing.

Upcoming Schedule

October	November	December	January
<ul style="list-style-type: none">• Citizen Involvement• Library• Historic Resources	<ul style="list-style-type: none">• Housing	<ul style="list-style-type: none">• Recreational Needs• Urbanization	<ul style="list-style-type: none">• Design & Development• Access to Local Food

Packets distributed electronically to CAC members on Friday prior to the meeting.

Charge Statement/Bylaws

Highlights

- CAC members serve as liaison back to their group
- If term ends on standing board, remain on CAC and report back to board
- Please do not miss more than three meetings – consistency is key to a successful end product
- Come prepared for meetings
- All meetings are public and public comment will be taken at the end of each meeting
- Strive for consensus
 - If cannot reach consensus vote, minority opinion can be shared
- Honor decisions and move forward
- Have fun! Make new friends!

Meeting Dates & Times

September	October	November	December	January	February
24	22	19	10	28	25
		(3 rd Thursday due to Thanksgiving)	(2 nd Thursday due to winter holidays)		

4:00pm-6:00pm, Hillsboro Civic Center

Comprehensive Plan Video



GROWING GREAT THINGS

Comprehensive Planning: The Hillsboro Way